093.0	0007	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,400 /	666,400
					USE VALUE:	666,400 /	666,400
					ASSESSED:	666,400 /	666,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SU JONATHAN K &
Owner 2:	BURRAGE ROBIN ORLOFF
Owner 3:	
Street 1:	97 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SU JONATHAN K -
Owner 2:	-
Street 1:	97 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,770 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Aluminum Exterior and 1547 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5770.000	250,700	500	415,200	666,400
Total Card	0.132	250,700	500	415,200	666,400
Total Parcel	0.132	250,700	500	415,200	666,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.77 | /Parcel: 430.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 60962
GIS Ref:
GIS Ref:
Insp Date: 08/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,700	500	5,770.	415,200	666,400	666,400	Year End Roll	12/18/2019
2019	101	FV	205,100	500	5,770.	421,100	626,700	626,700	Year End Roll	1/3/2019
2018	101	FV	203,300	500	5,770.	314,300	518,100	518,100	Year End Roll	12/20/2017
2017	101	FV	203,300	500	5,770.	284,700	488,500	488,500	Year End Roll	1/3/2017
2016	101	FV	203,300	500	5,770.	272,800	476,600	476,600	Year End	1/4/2016
2015	101	FV	190,400	500	5,770.	231,300	422,200	422,200	Year End Roll	12/11/2014
2014	101	FV	190,400	500	5,770.	219,400	410,300	410,300	Year End Roll	12/16/2013
2013	101	FV	190,400	500	5,770.	208,800	399,700	399,700		12/13/2012

!7670!

PRINT

Date	Time
12/10/20	22:17:09

LAST REV

Date	Time
09/24/18	09:16:27

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SU JONATHAN K,	62624-597		9/13/2013	Convenience	1	No	No		
SU JONATHAN K	46419-446		11/4/2005	Family	1	No	No		
PASIILO MARK	36107-102		8/12/2002	Sub Sale	423,450	No	No		
GALLAGHER THOMA	99999-99999		4/12/2002	Sub Sale	320,000	No	No		
TOOMEY MARY B	28145-265		2/4/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	60962
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2015	1620	Manual	9,500					
10/27/2006	938	Re-Roof	3,300					

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	Meas/Inspect	BS	Barbara S
12/9/2008	Meas/Inspect	345	PATRIOT
7/20/2002	MLS	MM	Mary M
3/8/2000	Inspected	264	PATRIOT
1/28/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5770		Sq. Ft.	Site		0	70.	1.03	5									415,169						415,200	

Total AC/HA: 0.13246 | Total SF/SM: 5770 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 415,169 | Spl Credit | Total: 415,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32873297
Const Adj.:	0.99989998
Adj $ / SQ:	139.503
Other Features:	87800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340607
Depreciation:	89920
Depreciated Total:	250687

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

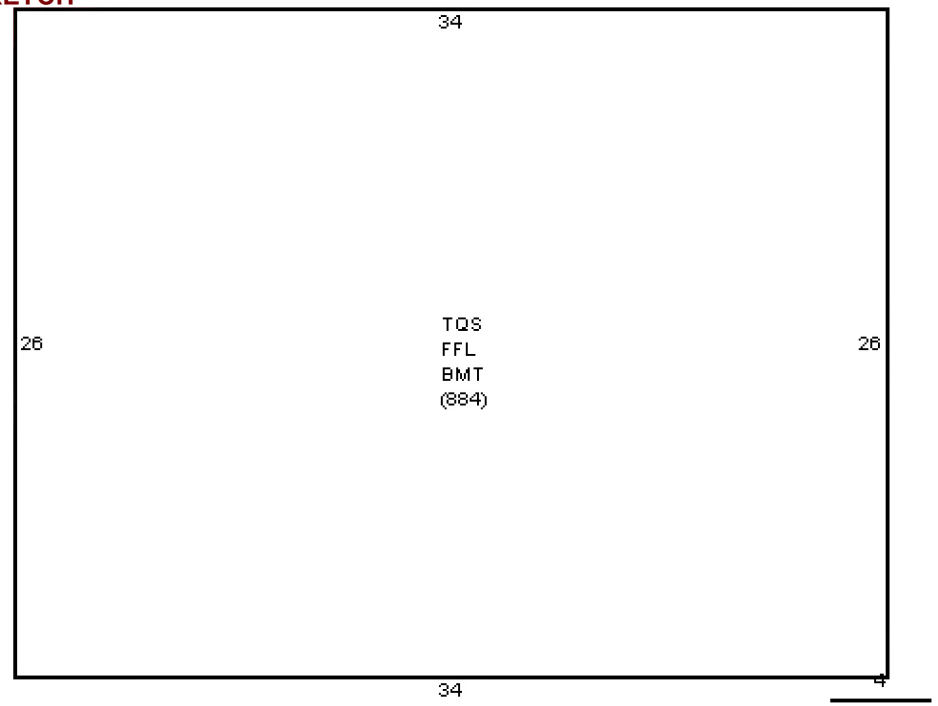
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.50
Special Features:	0	Val/Su Net:	103.13
Final Total:	250700	Val/Su SzAd	162.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	41.850	36,996
FFL	First Floor	884	139.500	123,321
TQS	3/4 Story	663	139.500	92,491

Net Sketched Area:	2,431		Total:	252,807	
Size Ad	1547	Gross Are	2652	FinArea	1547

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X10	A	AV	1970	4.33	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc